

CDBG-DR Public Meeting

Thursday September 14, 2017

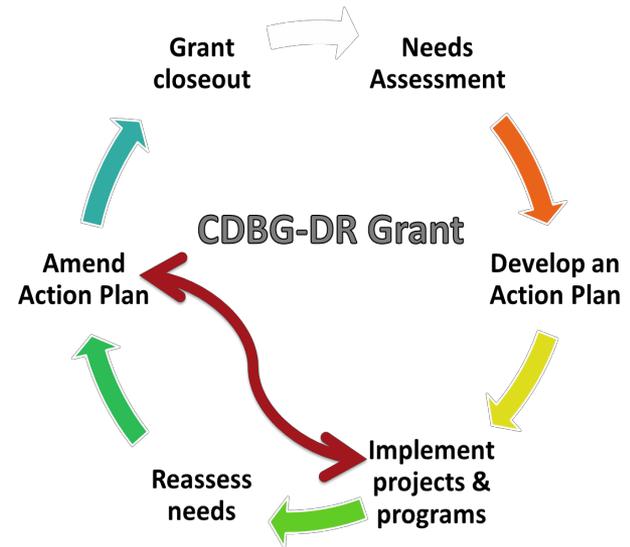
Agenda

- Introduction
- Background
- Previous Allocations & Status
 - Housing
 - Infrastructure
- Blanco Riverine Project
- New Allocation Opportunities
- Next Steps
- Questions/comments



Background

- In response to the Memorial Day Floods and All Saints Flood of 2015, San Marcos received a \$25M allocation from the U.S. Department of Housing (HUD).
- **Substantial Change** in Action Plan requires an Amendment to the Action Plan.
- Major changes include:
 - Additional allocation,
 - New infrastructure projects,
 - Changes to expenditures, and
 - Revised policies.



Action Plan Budget

City of San Marcos		
Housing	\$7,524,000	
SF Owner Occupied Rehabilitation, Reconstruction, or Buyout	\$5,000,000	30%
SF 1-4 Unit Rental Rehabilitation, Reconstruction, or Buyout	\$2,524,000	
Infrastructure	\$12,540,000	50%
Planning	\$3,762,000	15%
Admin	\$1,254,000	5%
Total Allocation	\$25,080,000	100%

Additional CDBG-DR Funding

- \$8.7 Million in additional funding
- Federal Register August 7, 2017
- Time limitations – 6 years to complete projects (2023)
- Major Change to Action Plan
- Public Meeting
- Comment Period
- Public Hearing at City Council
- Action Plan Amendment

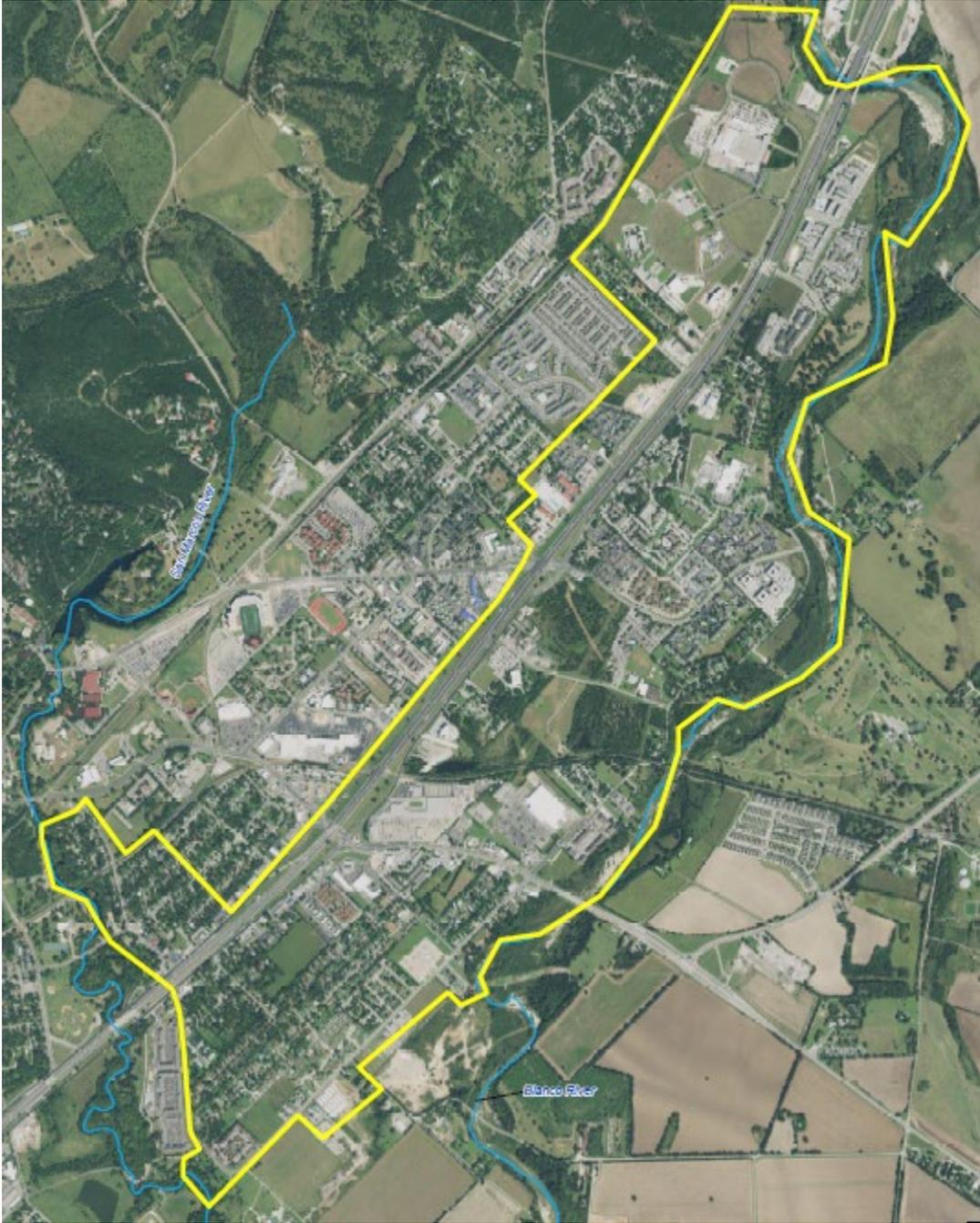
Housing Update

Housing Phases

Marketing/ Procurement															
Applicant Intake															
Marketing															
Applicant Eligibility															
Pre-Construction															
Construction															
Closeout															
	4/17	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	3/18	6/18	9/18	12/18	3/19	9/19

Infrastructure Update

- Study Area



Feasibility Study Completed

- Flood Study Area
- 2-Dimensional Modeling
- Studied both causes of flooding:
 - Local – Rainfall & Drainage
 - Riverine – San Marcos & Blanco River

Findings

- Cannot handle 100-yr “regional” flooding with “local” solutions.
- **Can** handle “local” flooding and reduce impacts of “regional” flooding.



Prioritization Results & Ranking

City of San Marcos CDBG-DR Infrastructure Feasibility Study

Prioritization Matrix Results & Ranking

	% LMI Population Served	Flood Risk Reduction: Level of Service	Flood Risk Reduction: # Structures Benefited	Benefit-Cost Ratio	Leveraged Funding	Permitting Requirements / Schedule	Mobility Improvement	Phasing Considerations	Project Synergies	Environmental Impact/Benefit	Total Prioritization Score (out of 100)	Prioritization Ranking
Area 3- Midtown/Aquarena Springs	17	4	10	20	5	5	5	3	3	3	75	1
Area 1- Blanco Gardens	16	4	10	20	5	0	5	0	3	3	66	2
Area 2- Clarewood	18	4	10	7	5	5	5	3	3	3	63	3
Riverine Project 1-Bike trail	16	10	10	7	5	0	5	5	3	0	61	4
Area 4- Uhland Road	15	4	10	13	0	5	3	0	3	3	56	5
Area 7- Rio Vista	18	4	5	13	0	5	0	0	0	3	48	6
Area 6- River Ridge	16	4	2	0	5	5	3	3	3	3	44	7
Area 5- Fairlawn	11	4	7	0	0	5	3	0	3	3	36	8

	BEST	MID	LEAST
Ranking Color Scale	10	5	1

DR Infrastructure Projects

Projects Completed with DR Funds - \$12.5 Million

Project Name	Rank	Cost	Design Start	Constr. Start	Completion
Midtown	1	\$850,000	Dec 2017	2019	2020
Blanco Gardens	2	\$5,000,000	Nov 2017	2019	2020
Clarewood Barbara	3	\$2,500,000	Dec 2017	2019	2019/20
Uhland Road	5	\$4,190,000	Sept 2017	2019	2019/20
TOTAL		\$12,540,000			

Remaining Top Projects

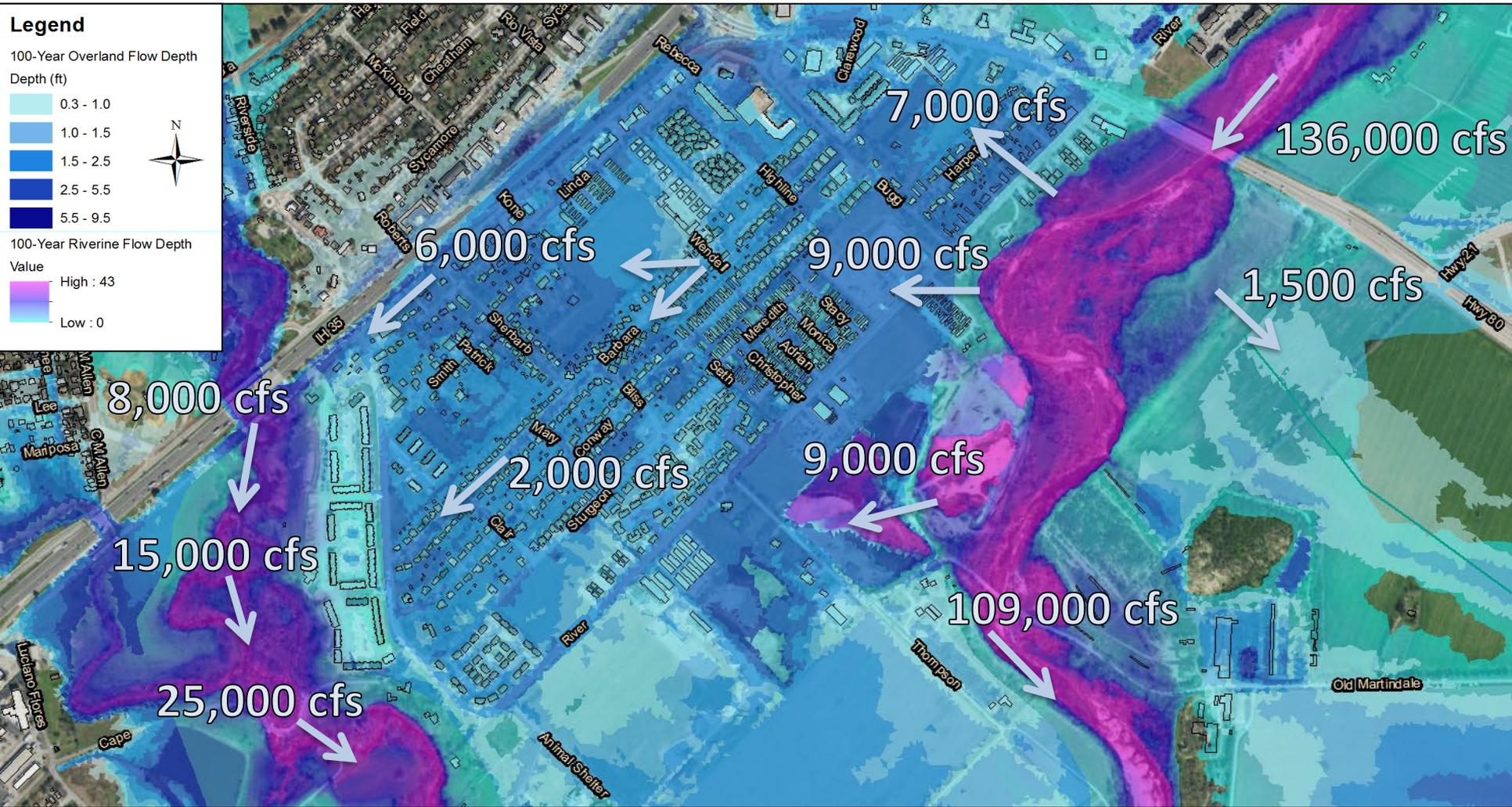
Without DR funding

Project Name	Rank	Cost	DR Funds	Future City Funds	CIP Years
Blanco Riverine*	4	\$11,500,000	\$0	\$9,600,000	2020
Rio Vista	6	\$700,000	\$0	\$700,000	2020/22
TOTAL		\$12,200,000	\$0	\$10,300,000	

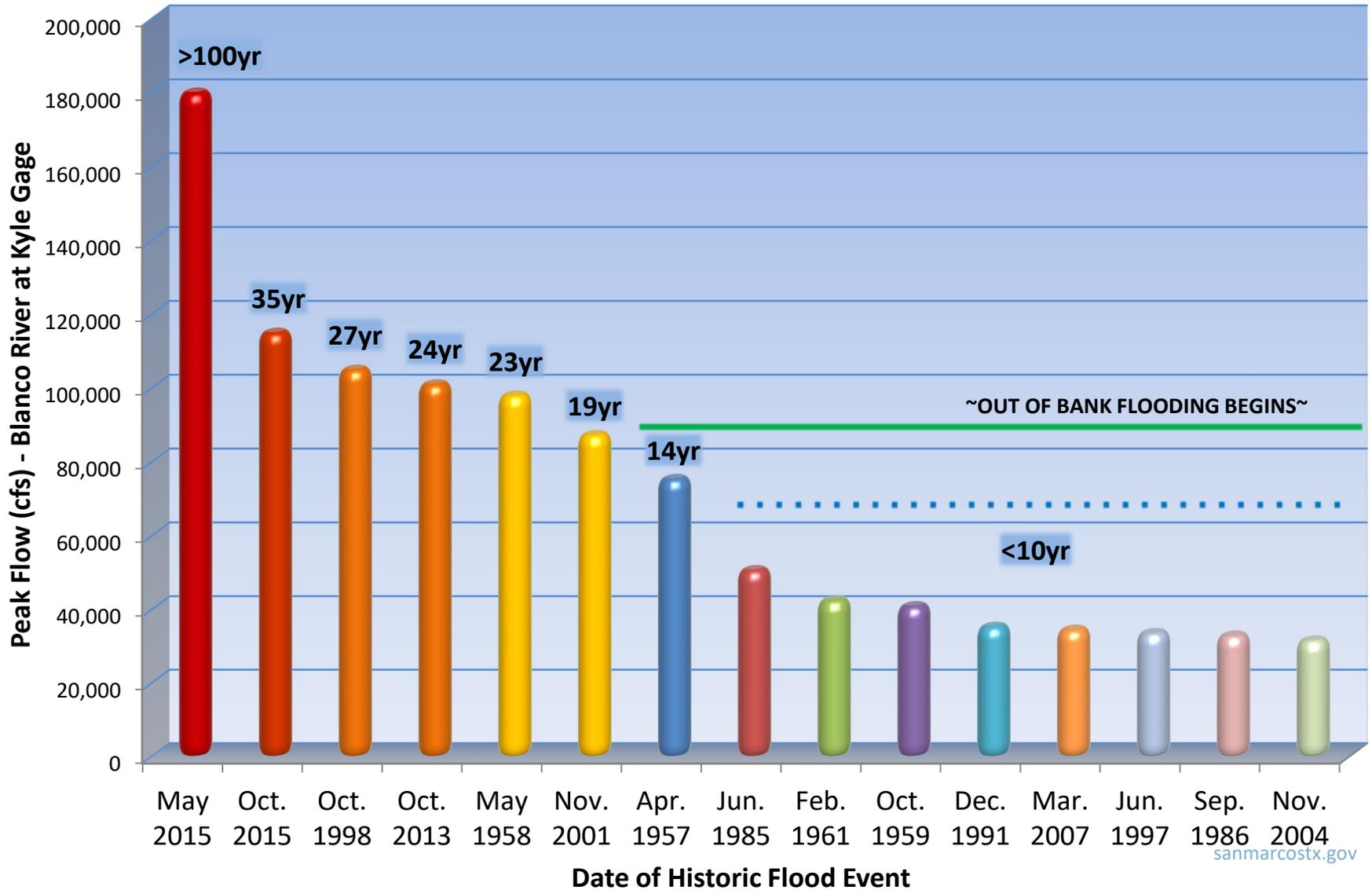
* \$1,900,000 Texas Water Development Board Funding

Blanco Gardens Riverine Flooding

100-Year Riverine and Overland Flow Depths



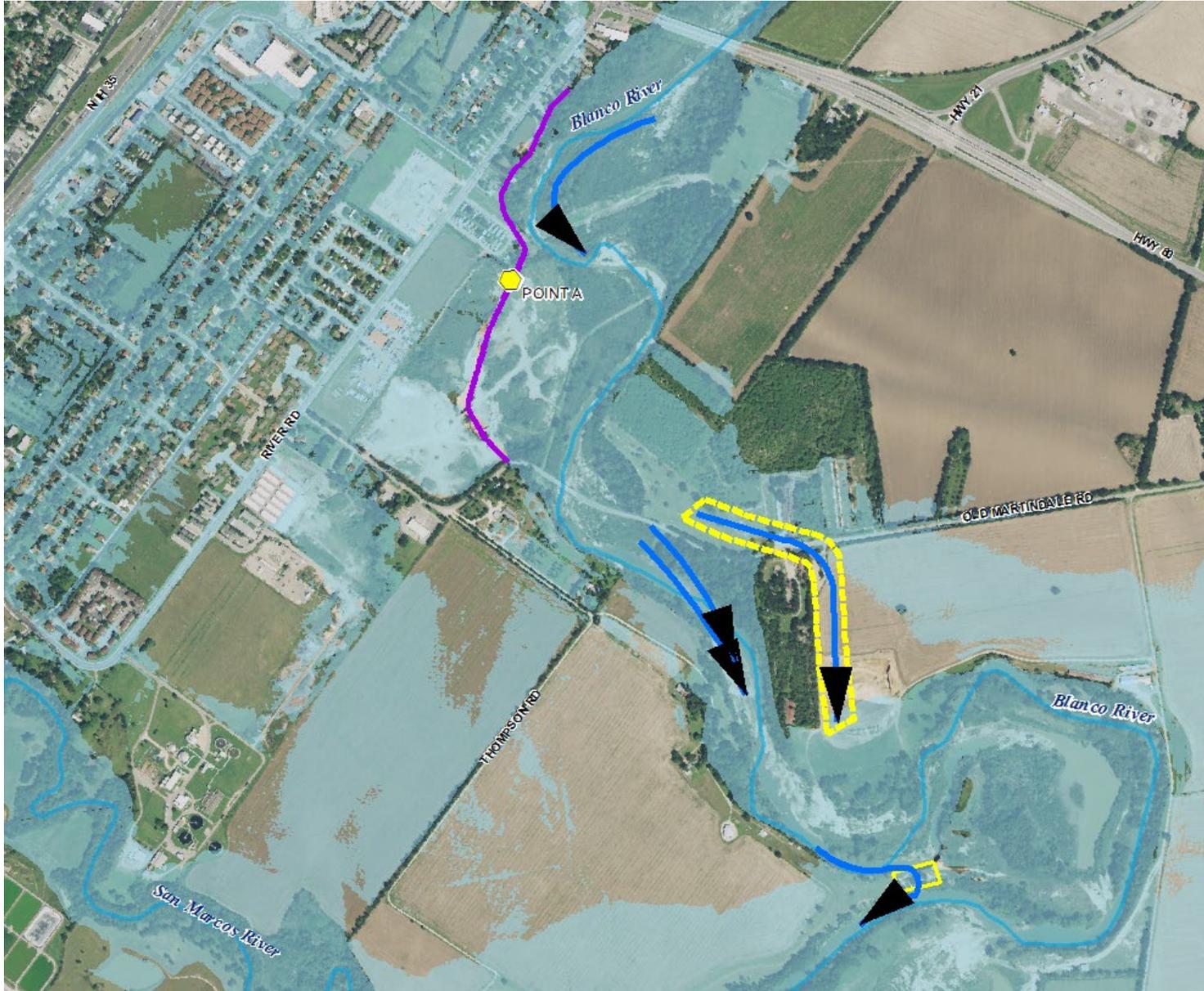
1957 to Present Blanco River Flood Events



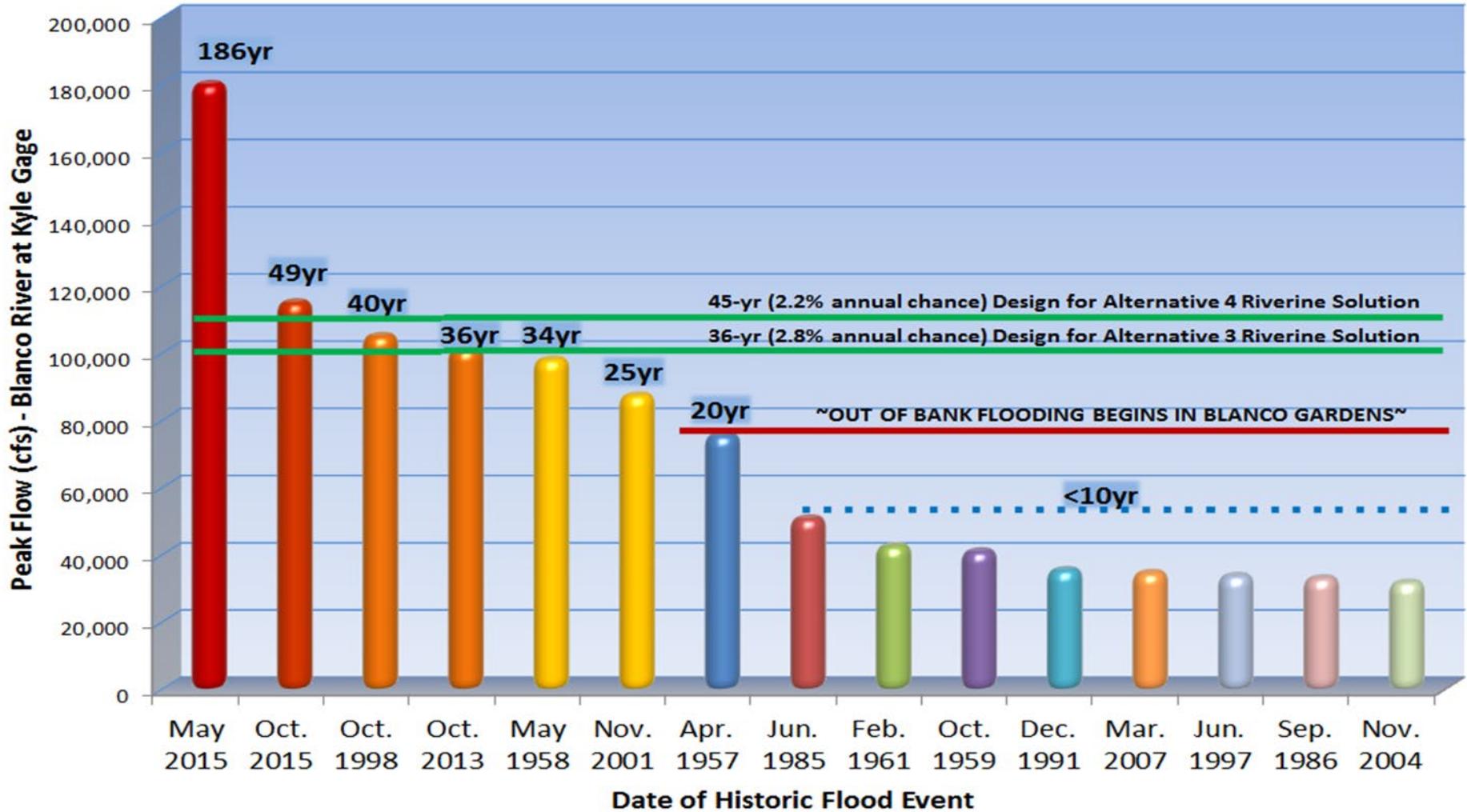
Challenges

- Water overflow from Blanco River into neighborhood too large to carry in stormwater system.
 - 60 times larger than normal San Marcos River.
 - Pipe bigger than 28 ft. in diameter
- Contain flood waters within river and not impact water levels on downstream/upstream properties.
- Requires combination of solutions – bank improvements and additional channel capacity.
- Need to work with natural river flow patterns
 - Erosion/deposition
- Consider property owners affected by project

SAN MARCOS Channel & Bank Improvements



Historic Flood Events - Blanco River



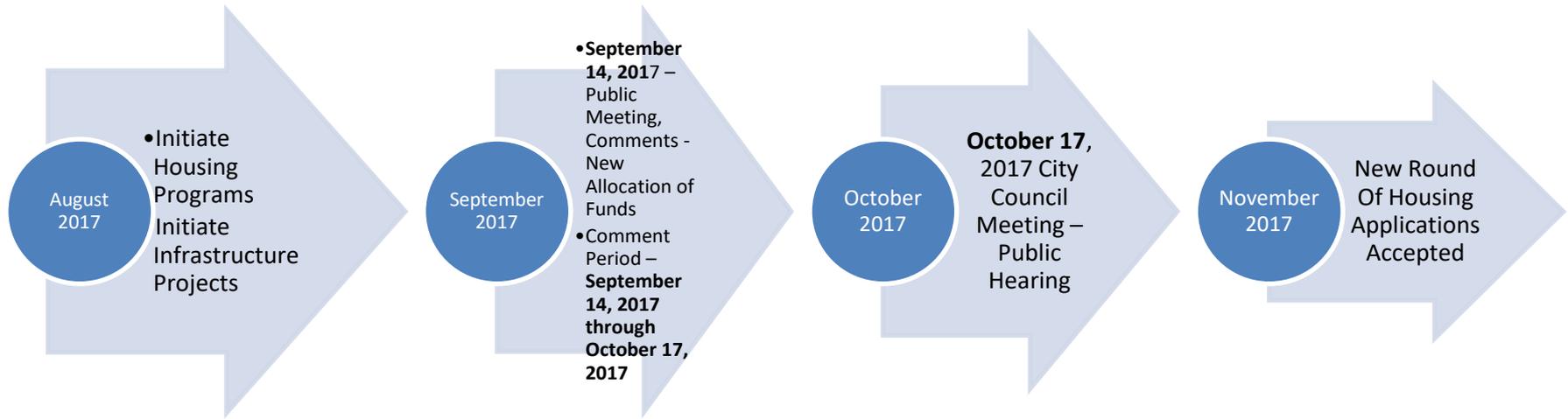
New Allocation Opportunities:

- Blanco Riverine Project:
 - Only solution to reduce flooding from Blanco River.
 - Additional allocation will reduce City funding.
 - Will use Texas Water Development Board funding to start project in November
- Business Assistance
- Additional Housing
 - Rehab
 - Reconstruction

Next Steps:

- Receive your Comments – accepted by email and mail
- Smtxfloodrecovery.com or 630 E. Hopkins, San Marcos
- Review your comments and make them a part of the record.
- Conduct a Public Hearing during the City Council Meeting, October 17, 2017.
- Submit the Revised CDBG-DR Action Plan to HUD for approval.
- Once approval is received, start the project.

Next Steps for Recovery – Six Month Snapshot



Questions and Comments